Preliminary Subdivision Application



Site Review

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to SiteReview@raleighnc.gov.

	DEVE	LOP	MENT OPTIONS (U	DO Ch	apter 2)			
☐ Convention	Conventional Subdivision Compact Development Conservation Development							
☐ Cottage Court			☐ Flag lot	g lot ☐ Frequent Trans		sit Development Option		
NOTE: Subdivisions n	NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District							
		G	ENERAL INFORMA	TION				
Scoping/sketch plan c	ase number(s):							
Development name (subject to approval):								
Property Address(es):								
Recorded Deed PIN(s	s):							
Building type(s):	☐ Detached Hous	е	☐ Attached House	e 🗆	Townhouse	☐ Apartment		
☐ General Building	☐ Mixed Use Buil	ding	☐ Civic Building		Open Lot	☐ Tiny House		
CI	JRRENT PROPER	ΥΟ	WNER/APPLICANT/	DEVE	LOPER INFORMATION	ON		
Current Property Owr	ner(s) Names:							
Company:			Title:					
Address:								
Phone #: Email:								
Applicant Name (If di	fferent from owner	See	"who can apply" ir	ı instru	uctions):			
Relationship to owner:	☐ Lessee or cont	act p	ourchaser 🗆 Owner	's auth	norized agent 🛭 Eas	sement holder		
Company:			Address:					
Phone #:		Er	mail:					
NOTE: please attach	purchase agreeme	nt or	contract, lease or	easem	ent when submitting	g this form.		
Developer Contact Na	ames:							
Company:			Title:					
Address:								
Phone #:		Er	nail:					

DEVEL OPMI	ENT TYPE + SITE DA	TE TARI E _ 70N	ING INFORMATION				
Gross site acreage: 13.2	ENT THE TOHE DA	IL TABLE - 201	THE INITIALIEN				
Zoning districts (if more than one	provide acreage of ea	ach):					
R-6-CU							
Overlay district(s):	Inside City Limits?	✓ Yes ✓ No	Historic District/Landmark: N/A ✓				
Conditional Use District (CUD) Case # Z- 63-22	Board of Adjustmen	t Case #	Design Alternate Case # DA-				
	STORMWATER	R INFORMATION					
Imperious Area on Parcel(s): Existing (sf) 30585 Proposed	d total (sf)_190176_		a for Compliance (includes right-of-way):				
	NUMBER OF LO	TS AND DENSIT	TY				
# of Detached House Lots:	# of Attached Ho	use Lots:	# of Townhouse Lots: 78				
# of Tiny House Lots:	of Open Lots: 4	# of Other L Mixed Use,	ots (Apartment, General, Civic):				
Total # of Lots: 81	Total # Dwelling Units:	78					
Proposed density for each zoning	district (UDO 1.5.2.F):	: 5.91					
		RE BLOCK					
Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.							
By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f). The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith.							
and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance. The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.							
Signature:			Date: 4/5/2023				
Printed Name. GREG S. DA	NOSON		//				
Signature:	a a		Date:				
Printed Name:							

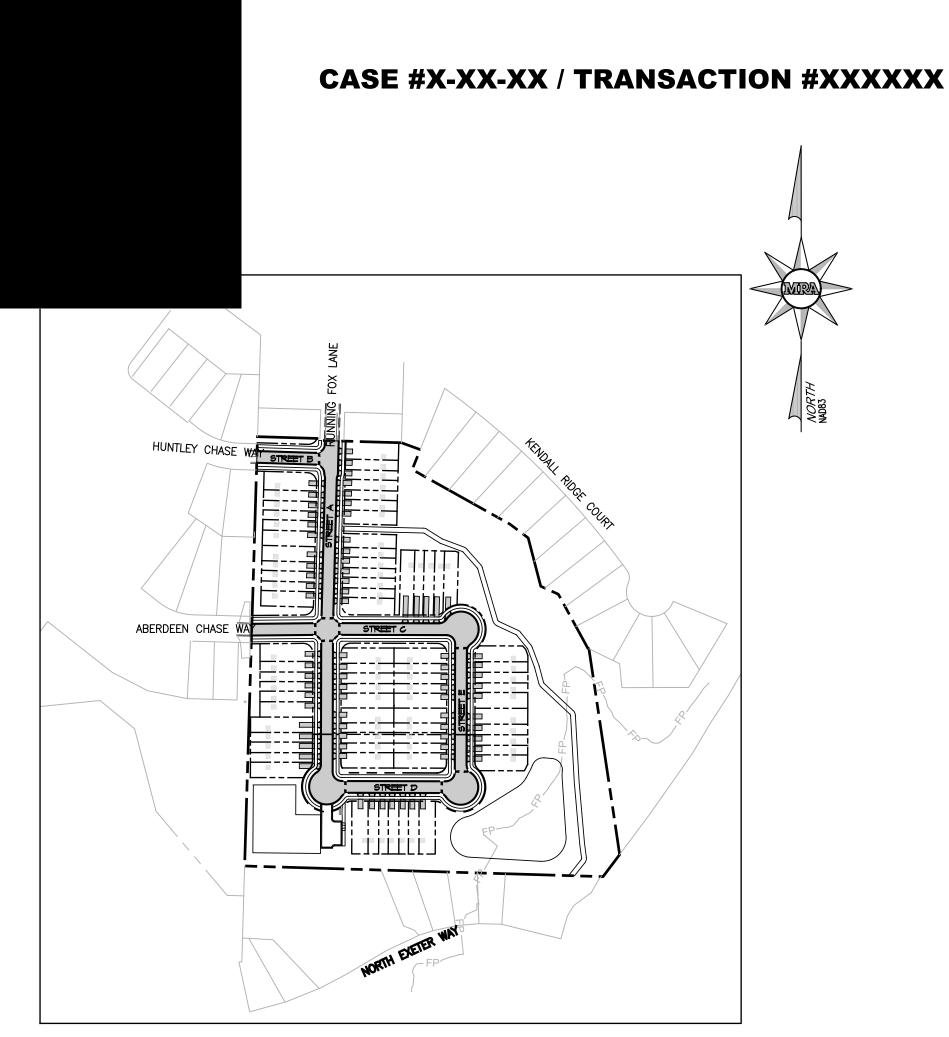
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NSTRUCTIONS: This form is used whe appropriate review type and include the publication plans to SiteReview@raleigh	plan che	ecklist doo					
			Pavalanment	Cha		L:	Development
Conventional Subdivision Cottage Court		—	Development lag lot		 		Development Option
NOTE: Subdivisions may require City C	Council a			rk C			· · · · · ·
The transfer of the state of th		<u> </u>	INFORMATIO		remay or rinatene or		ay District
Scoping/sketch plan case number(s): R	Rezonin	g Z-63-2	22				
Development name (subject to approva	,		Townhomes	3			
Property Address(es): 5500 Running	Fox La	ne					
Recorded Deed PIN(s): 0779501481							
Building type(s): Detached Ho	use	Attac	ched House	/	Townhouse		Apartment
General Building Mixed Use Br	uilding	Civic	Building		Open Lot		Tiny House
CURRENT PROPE	RTY O	WNER/AF	PPLICANT/DE	VEL	OPER INFORMATION	ON	
Current Property Owner(s) Names: Ju	dy Oh						
Company: SJ Pines, LLC			Title: Owne	er			
Address: P.O. Box 342472, Bethesd	la, MD	20827					
Phone #: (301) 300-7579	En	nail: Judy	oh7777@ya	hoc	o.com		
Applicant Name (If different from own	er. See	"who ca	n apply" in in	stru	ıctions):		
Relationship to owner: Lessee or co	ntract p	urchaser	Owner's a	uth	orized agent Eas	ser	ment holder
Company: Eastwood Homes	Ad	dress: 71	01 Creedmo	re F	 Road, Raleigh, NC	; 2	7613
Phone #: (919) 630-3312	En	nail: gdav	ridson@eastv	woo	odhomes.com		
NOTE: please attach purchase agreen	nent or	contract	, lease or eas	eme	ent when submitting	g tl	nis form.
Developer Contact Names: Greg Dav	idson						
Company: Eastwood Homes			Title: Direc	tor	of Land		
Address: 7101 Creedmore Road, Ra	aleigh,	NC 2761	3				
Phone #: (919) 630-3312	Fm	nail. udav	vidson@east	MOC	odhomes.com		

	ENT TYPE + SITE DATE	TABLE - ZON	IING INFORMATION	
Gross site acreage: 13.2				11
Zoning districts (if more than one	e, provide acreage of eac	h):		
R-6-CU	П -жи станда, так турын түрө түрө түрө түрө түрө түрө түрө түрө			
Overlay district(s):	Inside City Limits?	✓ Yes 🗸 No	Historic District/Landmark: N	I/A 🗸
Conditional Use District (CUD) Case # Z- 63-22	Board of Adjustment (BOA-	Case #	Design Alternate Case # DA-	
	STORMWATER	INFORMATION	tsambonat participation and	6.77
mperious Area on Parcel(s): Existing (sf) 30585 Propose			for Compliance (includes right-of-w	CONTRACTOR OF THE PROPERTY OF
	NUMBER OF LOT		Υ	
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f of Tiny House Lots:	# of Open Lots: 4	# of Other L Mixed Use,	ots (Apartment, General, Civic):	
Fotal # of Lots: 81	Total # Dwelling Units: 7	8		
Pursuant to state law (N.C. Gen. S	SIGNATUR		opment approvals may be made by th	ė
andowner, a lessee or person hold	ding an option or contract t	o purchase or le	ase land, or an authorized agent of the such development as is authorized by	ie
he persons authorized by state law	w (N.C.G.S. 160D-403(a)) nat the information and statel elopment approvals are su	to make this app tements made in bject to revocation	hey are either the property owner or oblication, as specified in the application the application are correct and the on for false statements or N.C. Gen. Stat. § 160D-403(f).	one of n. The
The undersigned indicates that the n this application will be maintaine and in accordance with the provision	ed in all respects in accorda	ance with the pla	tion and that the proposed project des ns and specifications submitted herev Jnified Development Ordinance.	scribed with,
placed on hold at the request of the espond to comments or provide ac	e applicant for a period of a dditional information reque s discontinued and a new	six consecutive rested by the City application is rec	143-755(b1), if this permit application months or more, or if the applicant fail for a period of six consecutive month quired to proceed and the development ne new application.	ls to s or
Signature: S			Date: 24/5/2023	W. D. C.
Printed Name: GREG S.DA	IVID CON			
7/27 3 01.			Date:	
Signature:				
7/27 3 01.				902100000-11US

RUNNING FOX

PRELIMINARY SUBDIVISION PLAN - LEVE **5500 RUNNING FOX LANE** ALEIGH, NORTH CAROLINA



KEY MAP SCALE 1" = 200

ORDINANCE (2023) 471 ZC 853 Effective: 2/26/2023

I. A tree conservation area of 15% of the net site area will be required, and development will otherwise adhere to the tree conservation requirements outlined in UDO Article 9.1.

RESPONSE Noted.

2. A privately maintained paved walking trail will be provided along the unnamed tributary to Sycamore Creek that runs north to south along the eastern boundary of the subject parcel. The walking trail will be at least 1000 linear feet in total length. The walking trall will conform to the City of Raleigh standards of either an Asphalt Typical Trail Section (GW 10.01.1 & GW 10.01.2) or a Concrete Typical Trail Section (GW 10.02.1 & GM 10.02.2). The paved walking trail shall consist of a minimum 10'-wide paved travelway, set within a 20'-wide City of Raleigh Bicycle and Pedestrian Access Easement. The area of the trail may be counted toward any minimum of outdoor amenity area requirements.

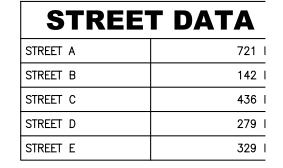
RESPONSE Noted

SOLID WASTE NOTE:

- 1. DEVELOPER MUST ACKNOWLEDGE THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE
- . SOLID WASTE COLLECTION WILL BE HANDLED BY A PRIVATE COMPANY. 3. STORAGE OF 96—GALLON WASTE CONTAINERS WILL BE STORED IN INDIVIDUAL



Know what's below. Call before you dig. PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY, ALL
CONSTRUCTION MUST BE DONE IN COMPLIANCE
WITH THE OCCUPATIONAL SAFETY AND HEALTH
ACT OF 1970 AND ALL RULES AND REQULATIONS
THERE TO APPURTENANT.

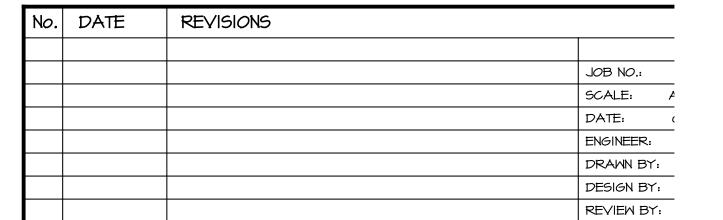


SEWER FLOW

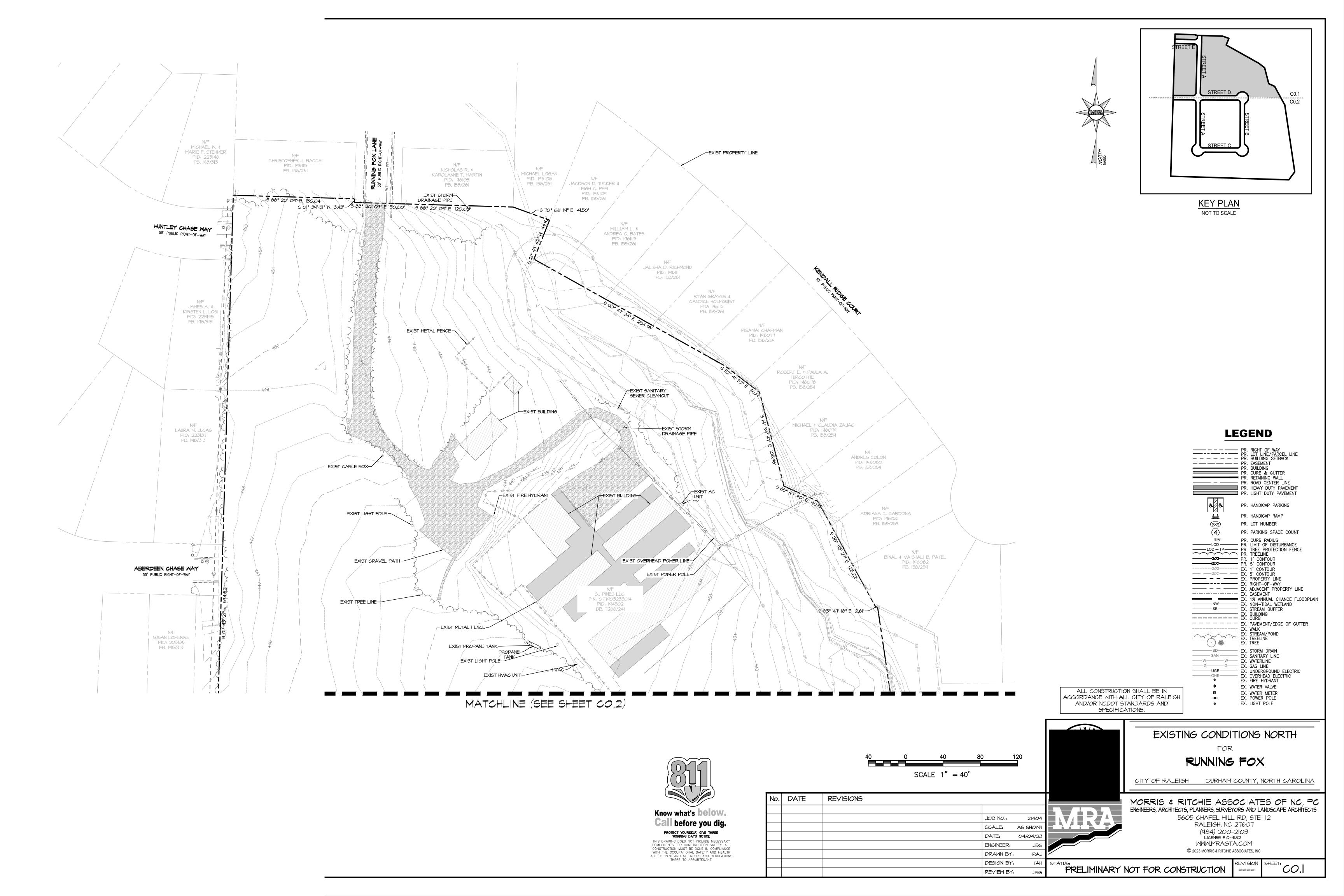
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SITE I	NFORMATION
SITE ADDRESS	5500 RUNNING FOX LANE, DURHAM, NC 27703
OWNER	SJ PINES, LLC P.O. BOX 342472 BETHESDA, MD 208
PIN	0779501481
SITE AREA	13.20 ACRES
CURRENT ZONING	R-I-CU
PROPOSED ZONING	RS-M
NO. OF UNITS	78
MAX. DENSITY	N/A
PROPOSED DENSITY	5.91 DU/AC
WATER PROVIDER	CITY OF RALEIGH
SEWER PROVIDER	CITY OF RALEIGH
OVERLAY DISTRICT	NONE
TOWNHOUSE LOTS	25' X 110', 20' X 110'
RESIDENTIAL STREET R/W	59'

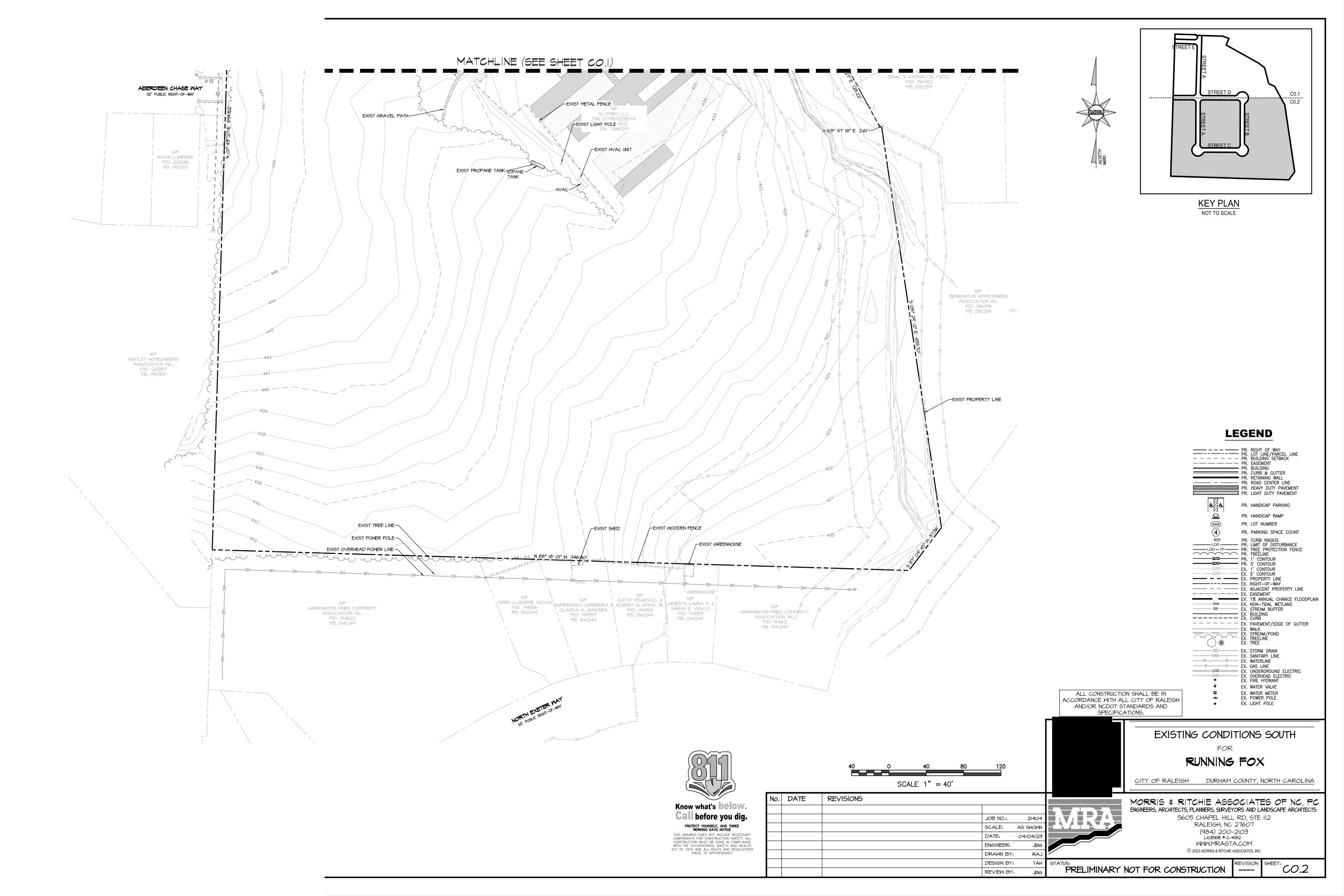
AGENCY CONTACTS

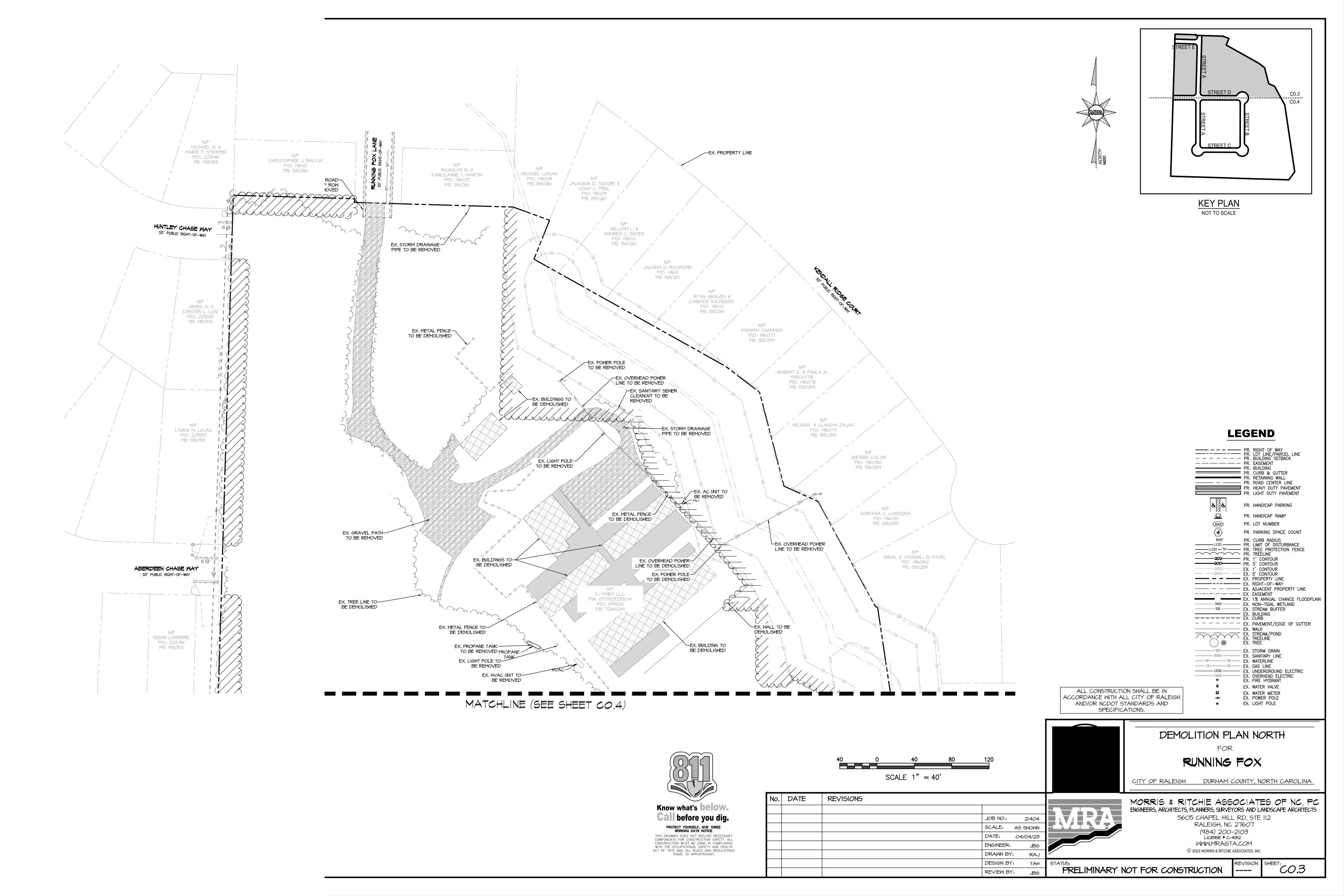
- A. City of Raleigh Planning Department One Exchange Plaza,
- Raleigh, NC 27601
- Contact: (919) 996-2682 Phone: Email:
- B. City of Raleigh
- Stormwater Inspections Group One Exchange Plaza, Suite 801
- Raleigh, NC 27601
- Contact: Chris Bridgers (RC) Phone: (919) 279-1308
- Email: Christopher.Bridgers@raleighnc.gov
- C. City of Raleigh Public Utilities Department One Exchange Plaza, Suite 620
- Raleigh, NC 27601 P.O. Box 590
- Raleigh, NC 27602
- Contact:
- Phone: 919-996-3245 Email: publicutilityinfo@raleighnc.gov
- D. City Of Raleigh Engineering Review
- Oné Exchange Plaza, Suite 801 Raleigh, NC 27601
- Contact: Phone: 919-996-5575 Email: engineeringservicesinfo@raleighnc.com
- Division 5, District 1 Office 4009 District Drive
- Raleigh, NC 27607 Contact: Amy Neidringhaus, District Engineer Phone: 919-733-3213
- Email: anneidringhaus@ncdot.gov

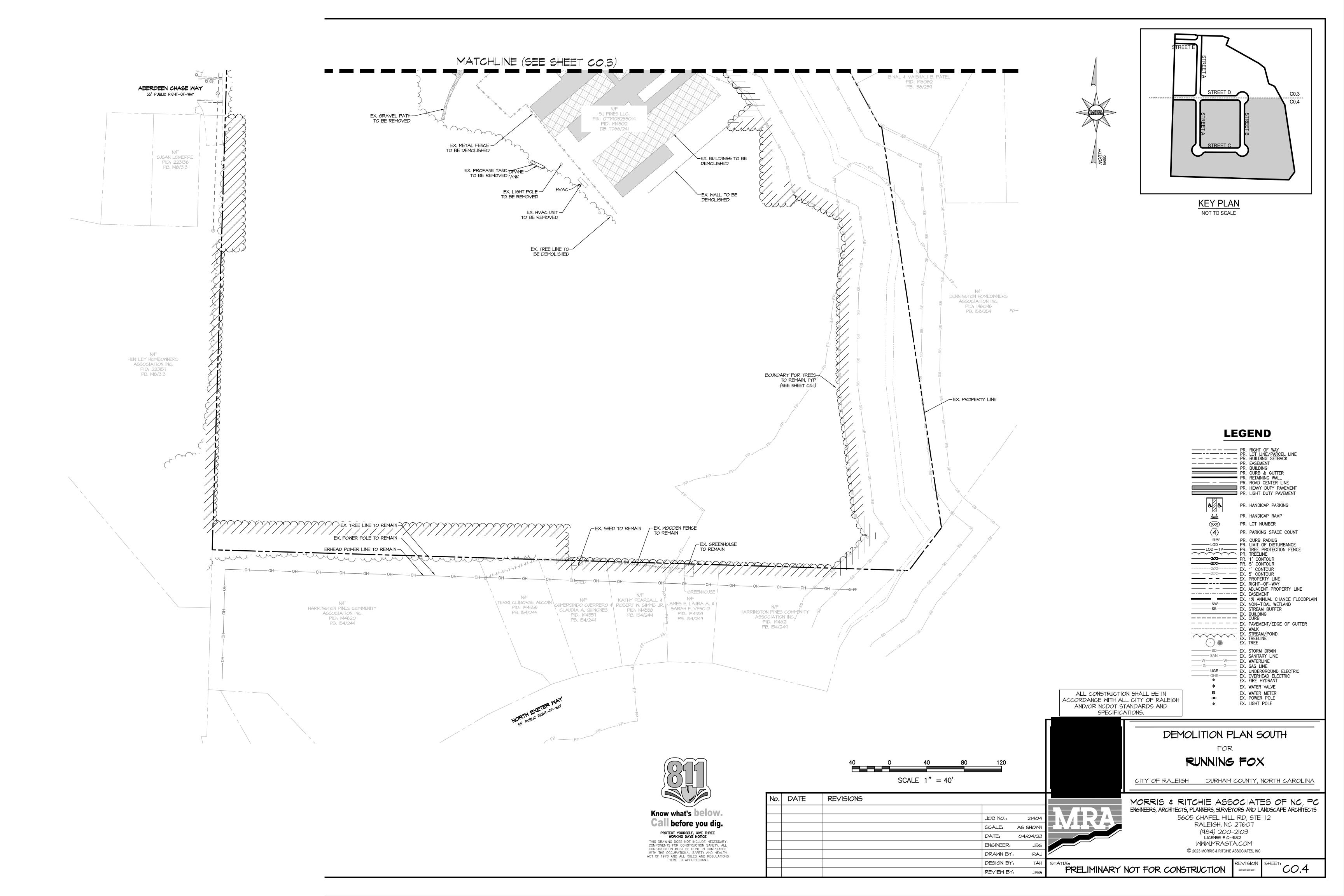


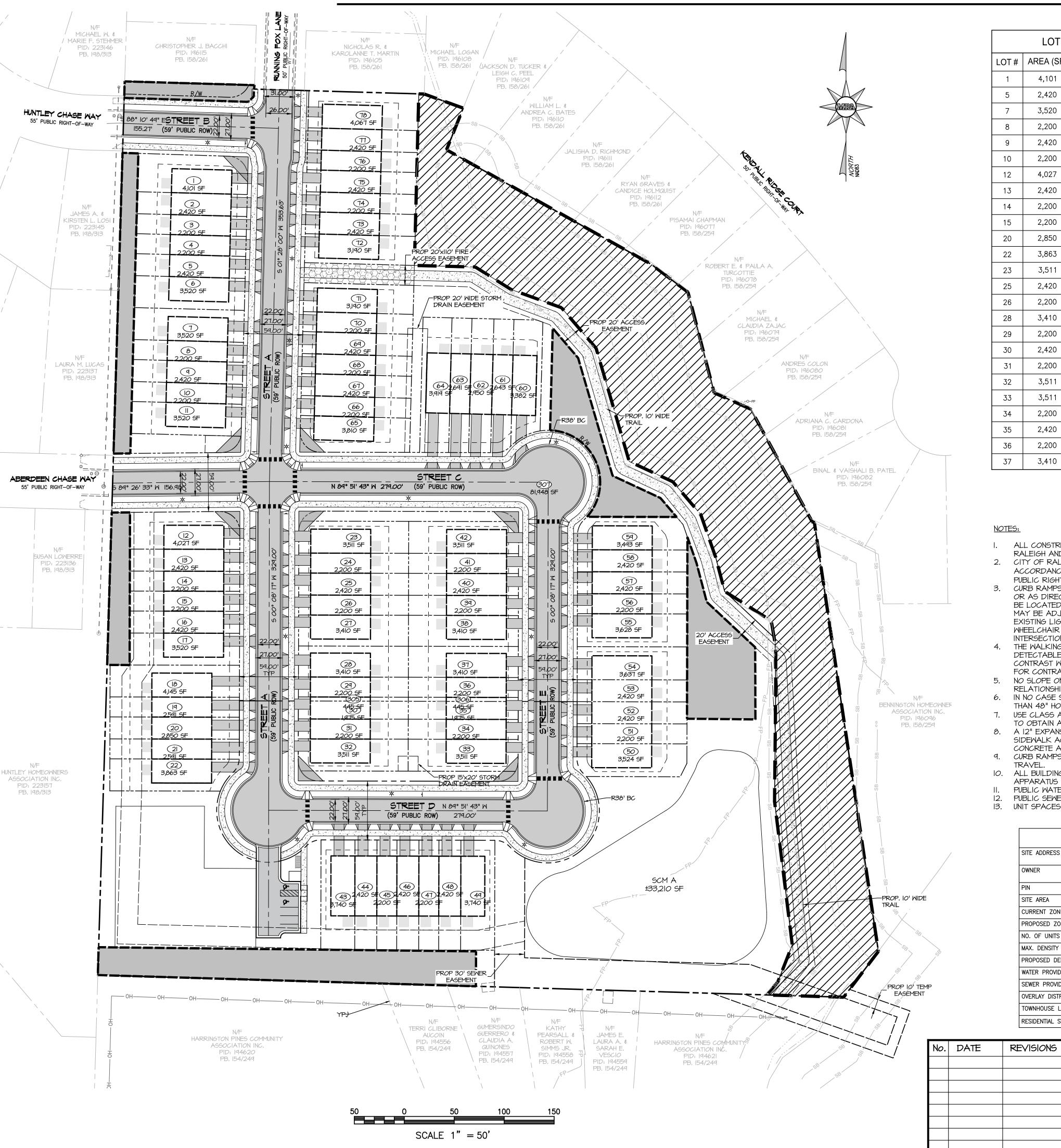






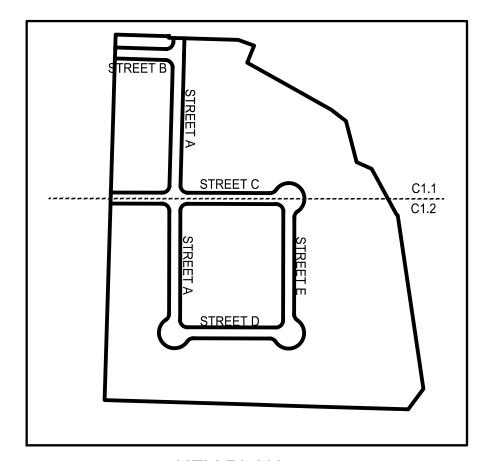






LOT # AREA (SF) AREA (AC) MAX IMP(SF) 1 4,101 0.09 2,000 5 2,420 0.06 1,865 7 3,520 0.08 2,000 8 2,200 0.05 1,865 9 2,420 0.06 1,865 10 2,200 0.05 1,865 12 4,027 0.09 2,000 13 2,420 0.06 1,865 14 2,200 0.05 1,865 15 2,200 0.05 1,865 20 2,850 0.07 1,865 22 3,863 0.09 2,000 23 3,511 0.08 2,000 25 2,420 0.06 2,000 26 2,200 0.05 1,865 28 3,410 0.08 2,000 29 2,200 0.05 1,865 31 2,200 0.05 1,865 <th colspan="6">LOT AREA TABLE</th>	LOT AREA TABLE					
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34 2,200 0.05 1,865 35 2,420 0.06 1,865 36 2,200 0.05 1,865	32	3,511	0.08	2,000		
35 2,420 0.06 1,865 36 2,200 0.05 1,865	33	3,511	0.08	2,000		
36 2,200 0.05 1,865	34	2,200	0.05	1,865		
	35	2,420	0.06	1,865		
37 3,410 0.08 2,000	36	2,200	0.05	1,865		
	37	3,410	0.08	2,000		

LOT AREA TABLE							
LOT#	AREA (SF)	AREA (AC)	MAX IMP(SF)				
40	2,420	0.06	1,865				
41	2,200	0.05	1,865				
51	2,276	0.05	1,800				
52	2,503	0.06	1,920				
56	2,271	0.05	1,778				
57	2,503	0.06	1,914				
58	2,276	0.05	1,778				
76	2,200	0.05	1,865				
77	2,420	0.06	1,865				
78	4,067	0.09	2,000				



KEY PLAN NOT TO SCALE

LEGEND

PROP RIGHT OF WAY
PROP LOT LINE/PARCEL LINE
PROP BUILDING SETBACK

— — PROP ROAD CENTER LINE

PROP TREE PROTECTION FENCE PROP TREELINE

——— — EX. ADJACENT PROPERTY LINE

---- EX. PAVEMENT/EDGE OF GUTTER

EX. WALK

EX. STORM DRAIN

EX. WATER VALVE

EX. WATER METER EX. POWER POLE

EX. LIGHT POLE

EX. OVERHEAD ELECTRIC
 EX. FIRE HYDRANT

———— NW————— EX. NON—TIDAL WETLAND

EX. STREAM/POND EX. TREELINE EX. TREE

PROP 5' CONTOUR

EX. 1' CONTOUR

EX. 5' CONTOUR

EX. 1% ANNUAL CHANCE FLOODPLAIN

PROP 1' CONTOUR

———— EX. PROPERTY LINE

----- EX. RIGHT-OF-WAY

----- EX. EASEMENT

EX. BUILDING EX. CURB

— 200— —

(∵) *

PROP CURB & GUTTER

PROP RETAINING WALL

■ PROP LIGHT DUTY PAVEMENT

PROP HANDICAP PARKING

PROP PARKING SPACE COUNT

PROP FIRE ACCESS EASEMENT

PROP HANDICAP RAMP

PROP CURB RADIUS
PROP LIMIT OF DISTURBANCE

PROP LOT NUMBER

TREE AREA LEGEND





TREE CONSERVATION

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF
- RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS. CITY OF RALEIGH STANDARD CURB RAMPS HAVE BEEN DEVELOPED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND PUBLIC RIGHT OF WAY ACCESS GUIDELINES (PROWAG).
- CURB RAMPS SHALL BE PROVIDED AT LOCATIONS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER, SIDEWALK ACCESS RAMPS SHALL BE LOCATED AS INDICATED IN THE DETAIL, HOWEVER, THE LOCATION MAY BE ADJUSTED IN COORDINATION WITH THE CITY OF RALEIGH WHERE EXISTING LIGHT POLES, DROP INLETS, ETC, AFFECT PLACEMENT. DOUBLE WHEELCHAIR RAMPS ARE TO BE INSTALLED AT ALL PUBLIC STREET
- INTERSECTIONS WHERE SIDEWALK IS REQUIRED. 4. THE WALKING SURFACE SHALL BE SLIP RESISTANT. COLORS FOR THE DETECTABLE WARNING AREA SHALL BE DARK CHARCOAL GRAY FOR CONTRAST WITH LIGHT PATHWAY COLORS AND LIGHT CONCRETE GRAY FOR CONTRAST WITH DARK PATHWAY COLORS.
- 5. NO SLOPE ON THE SIDEWALK ACCESS RAMP SHALL EXCEED I"/FT (12:1) IN
- RELATIONSHIP TO THE GRADE OF THE STREET. IN NO CASE SHALL THE WIDTH OF THE SIDEWALK ACCESS RAMP BE LESS
- THAN 48" HOWEVER, RAMP MAY EXCEED 48". 7. USE CLASS A (3000 PSI) CONCRETE WITH A SIDEWALK FINISH IN ORDER
- TO OBTAIN A ROUGH NONSKID SURFACE. 8. A 12" EXPANSION JOINT WILL BE REQUIRED WHERE THE CONCRETE SIDEWALK ACCESS RAMP JOINS THE CURB AND ALSO WHERE NEW
- CONCRETE ABUTS EXISTING CONCRETE. CURB RAMPS SHOULD BE PLACED PARALLEL TO THE DIRECTION OF TRAVEL.
- IO. ALL BUILDINGS ARE WITHIN 150 FEET OF ACCESS FOR DETERMINING FIRE APPARATUS COVERAGE.
- PUBLIC WATER SERVICE BY THE CITY OF RALEIGH. 12. PUBLIC SEMER SERVICE BY THE CITY OF RALEIGH.
- 13. UNIT SPACES DEPICT THE PROPOSED RESIDENTIAL LOTS.

SITE ADDRESS	5500 RUNNING FOX LANE,
OHE ABBRESS	DURHAM, NC 27703
OWNER	SJ PINES, LLC P.O. BOX 342472 BETHESDA, MD 20827
PIN	0779501481
SITE AREA	13.20 ACRES
CURRENT ZONING	R-I-CU
PROPOSED ZONING	R-6-CU
NO. OF UNITS	78
MAX. DENSITY	N/A
PROPOSED DENSITY	5.91 DU/AC
WATER PROVIDER	CITY OF RALEIGH
SEWER PROVIDER	CITY OF RALEIGH
OVERLAY DISTRICT	NONE
TOWNHOUSE LOTS	25' X 110', 20' X 110'
RESIDENTIAL STREET R/W	59'

JOB NO.:

SCALE:

DATE:

ENGINEER:

DRAWN BY:

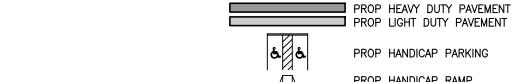
DESIGN BY:

REVIEW BY:

21404

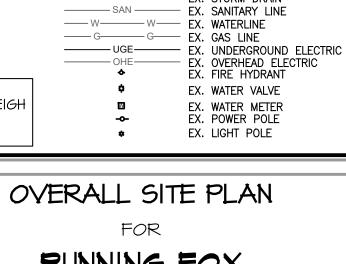
AS SHOWN

04/04/23



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ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.



RUNNING FOX

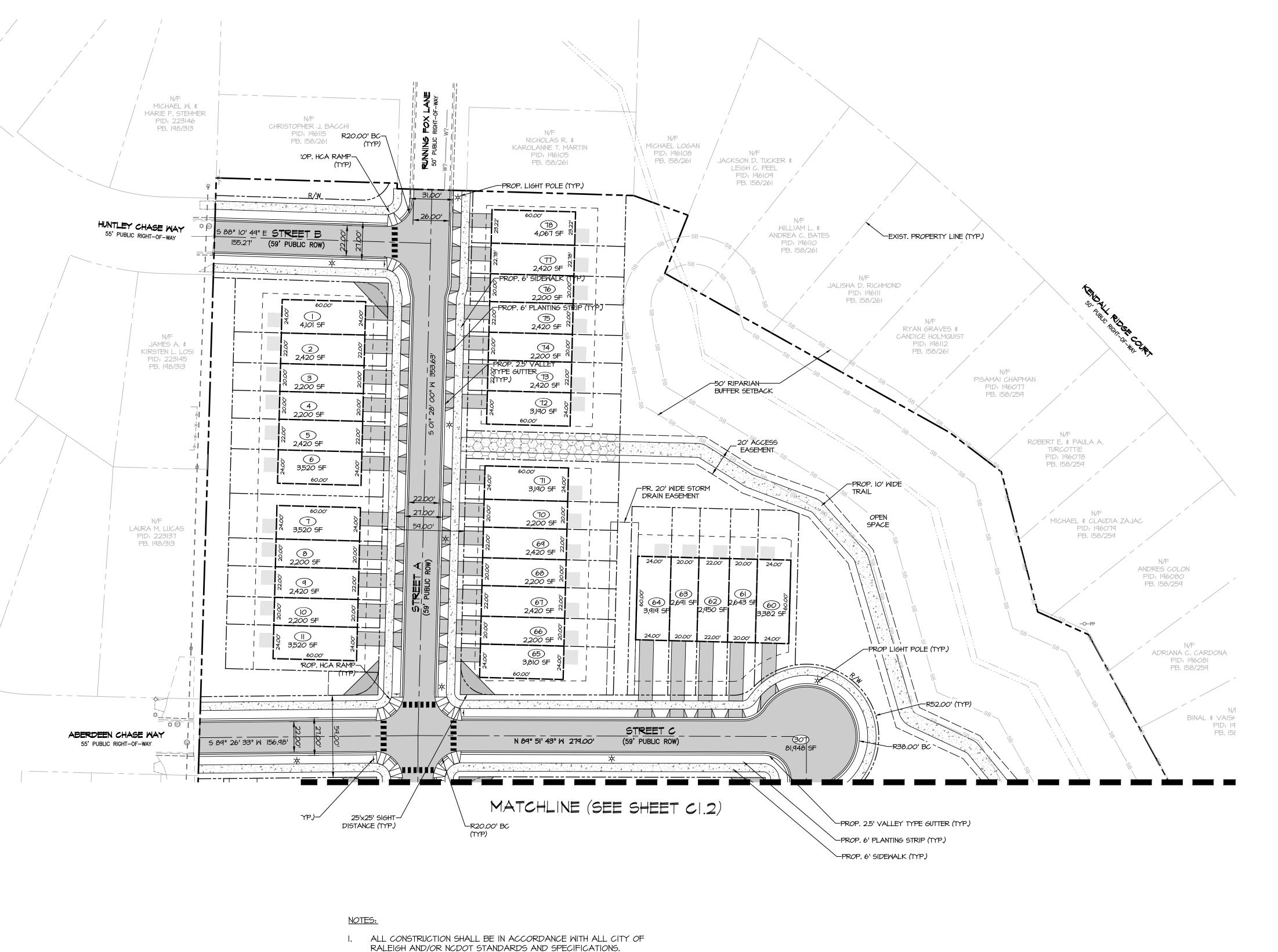
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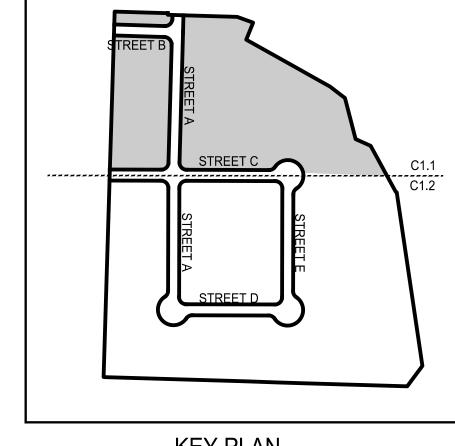


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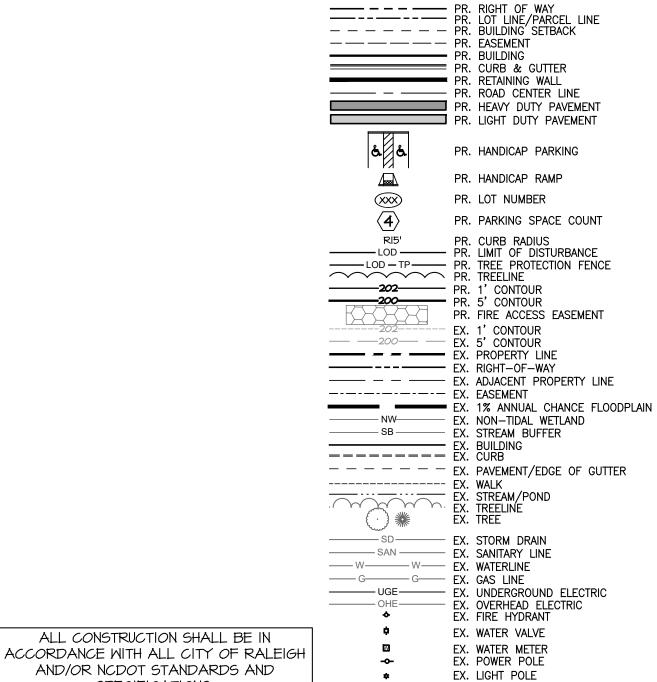
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KEY PLAN NOT TO SCALE

LEGEND



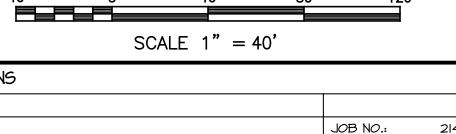
- 2. CITY OF RALEIGH STANDARD CURB RAMPS HAVE BEEN DEVELOPED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND
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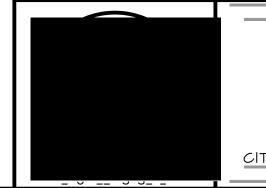
13. UNIT SPACES DEPICT THE PROPOSED RESIDENTIAL LOTS.



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No. DATE REVISIONS JOB NO.: 21404 SCALE: AS SHOWN	
SCALE: AS SHOWN	
DATE: 04/04/23	
ENGINEER: JBG	
DRAWN BY: RAJ	
DESIGN BY: TAH	STA
REVIEW BY: JBG	



SPECIFICATIONS.

SITE PLAN NORTH

RUNNING FOX

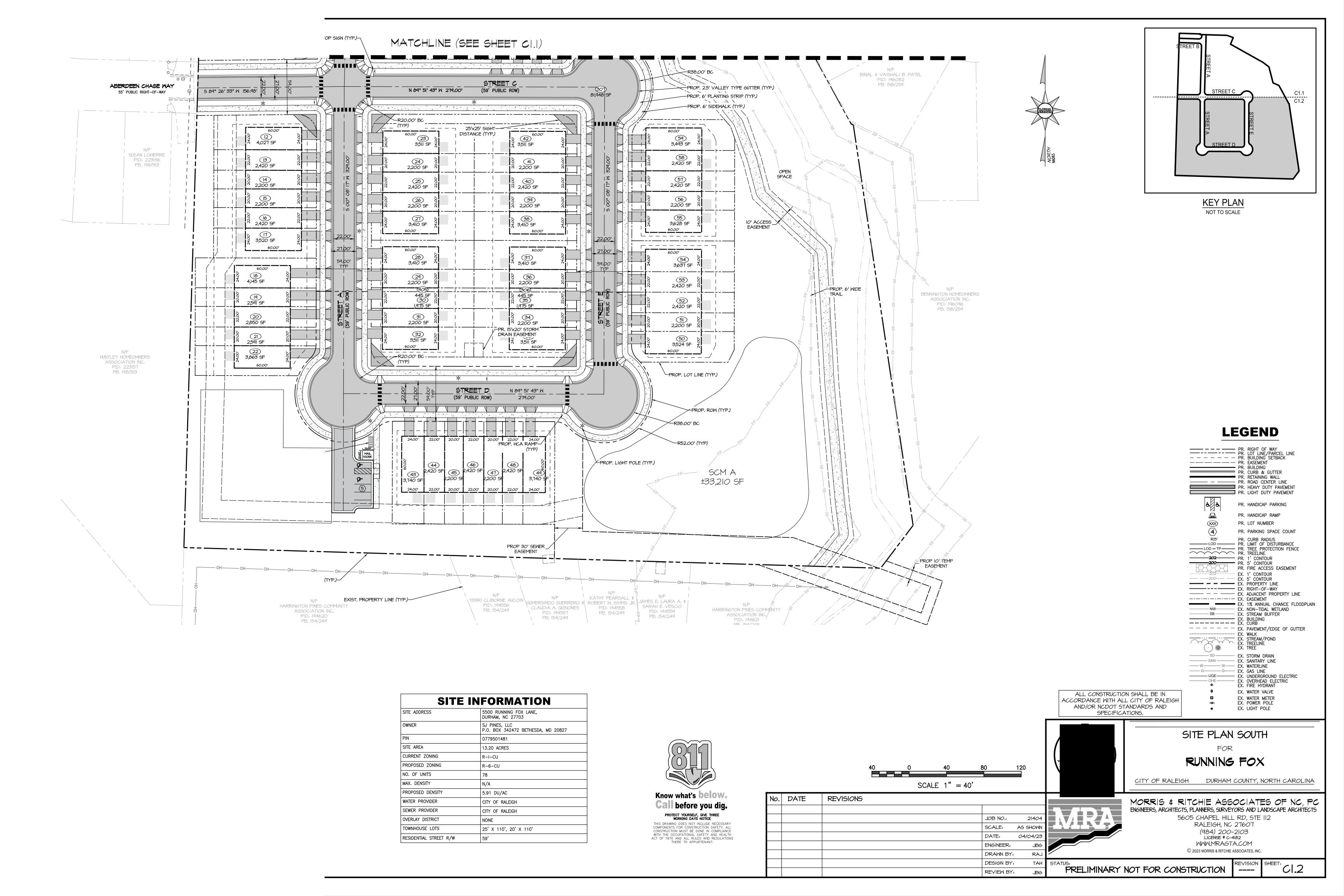
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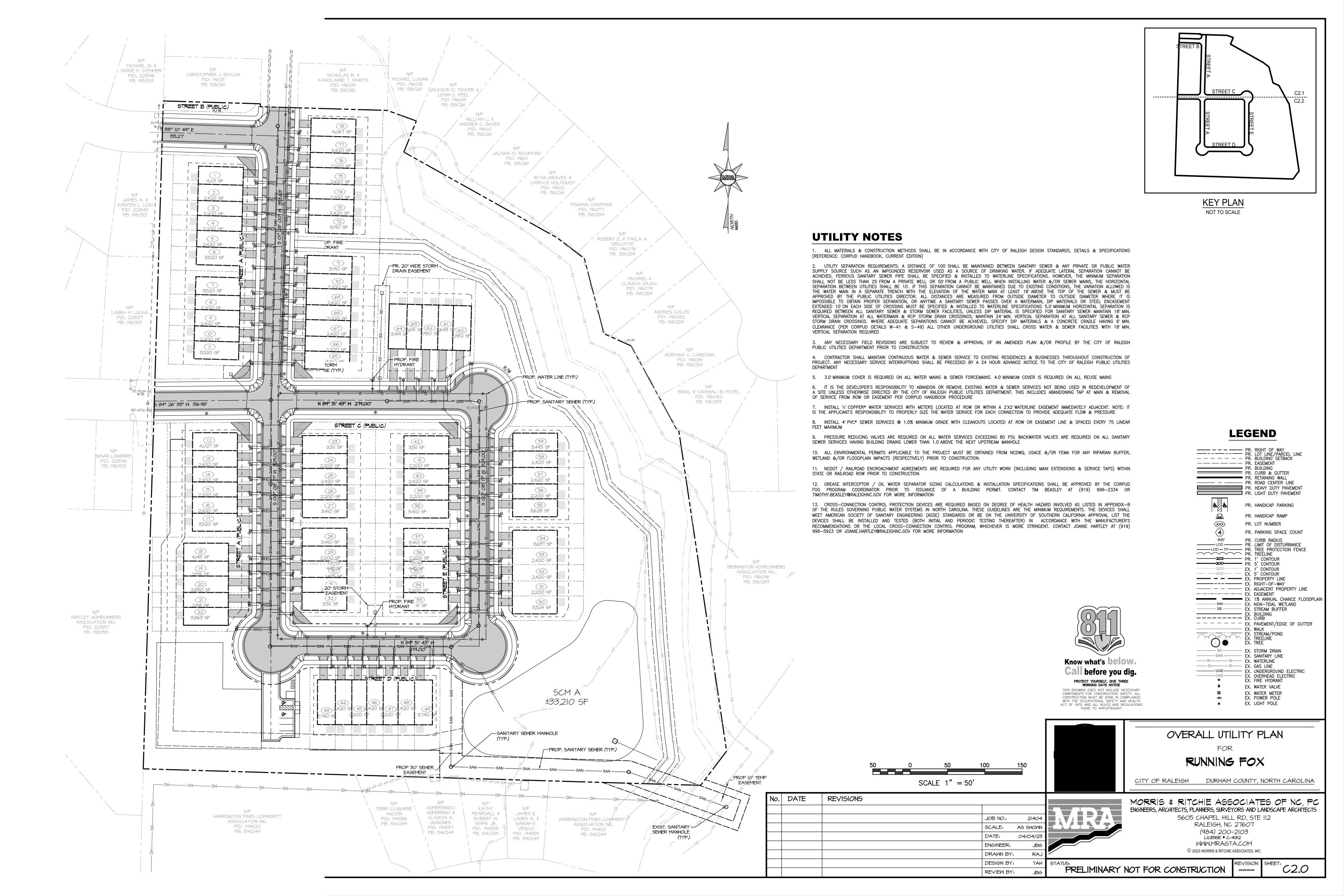


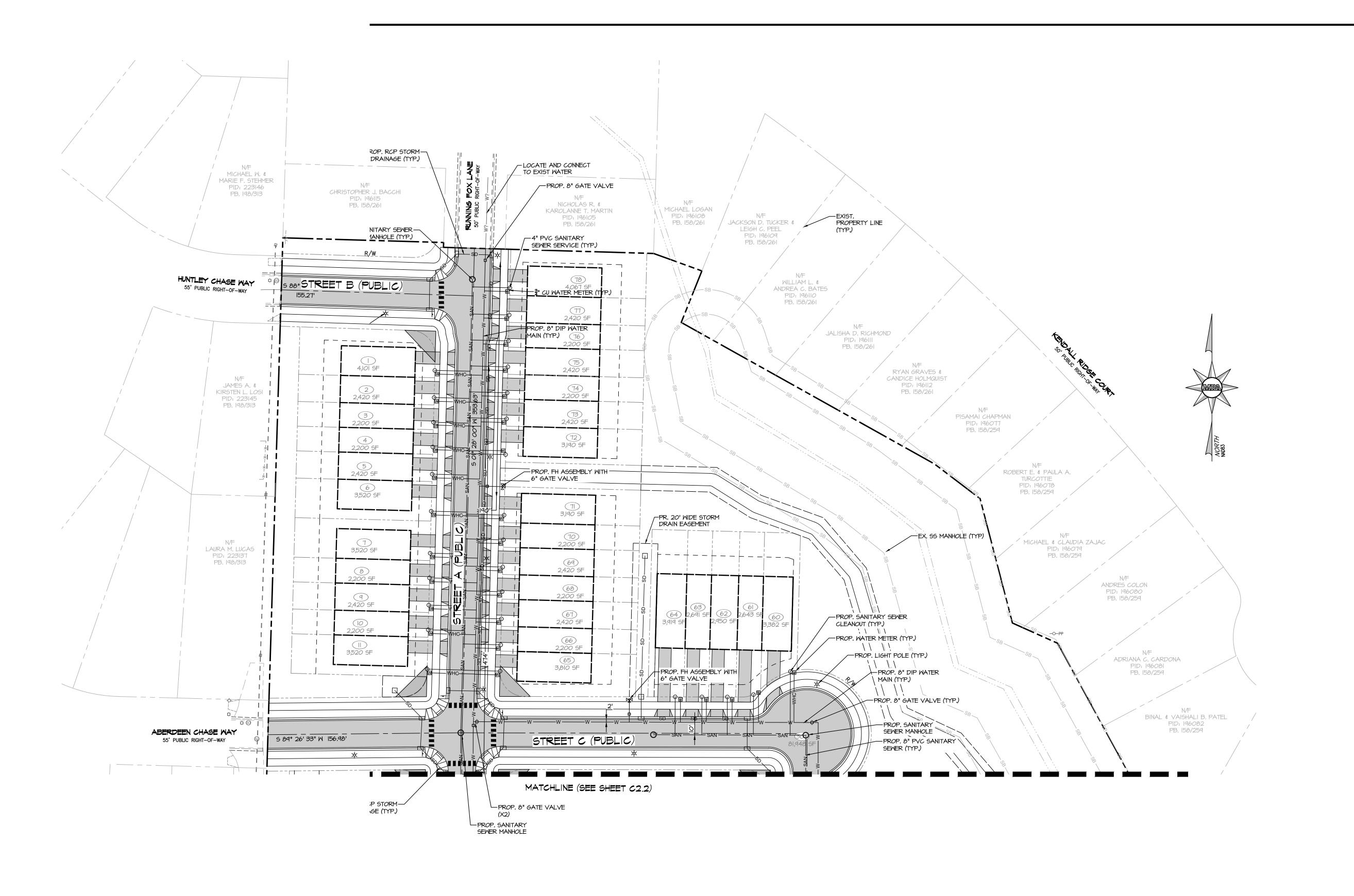
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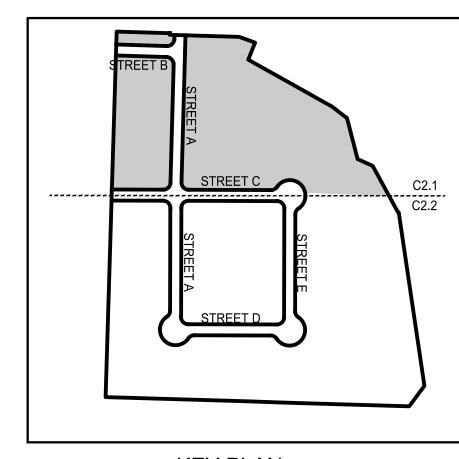
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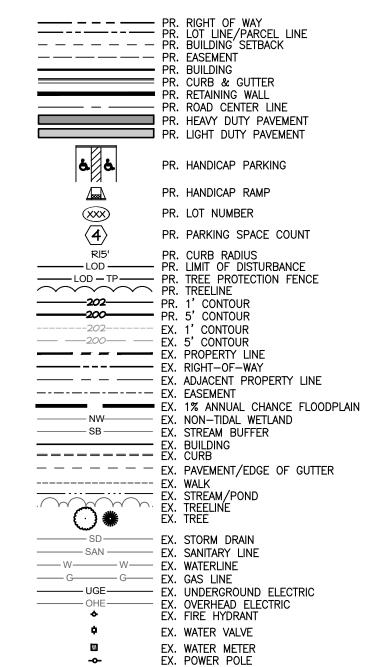




KEY PLAN

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LEGEND



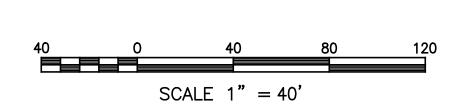
EX. LIGHT POLE



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			EVISIONS	DATE	No.
	21404	JOB NO.:			
	AS SHOWN	SCALE:			
	04/04/23	DATE:			
	JBG	ENGINEER:			
	RAJ	DRAWN BY:			
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UTILITY PLAN NORTH

RUNNING FOX

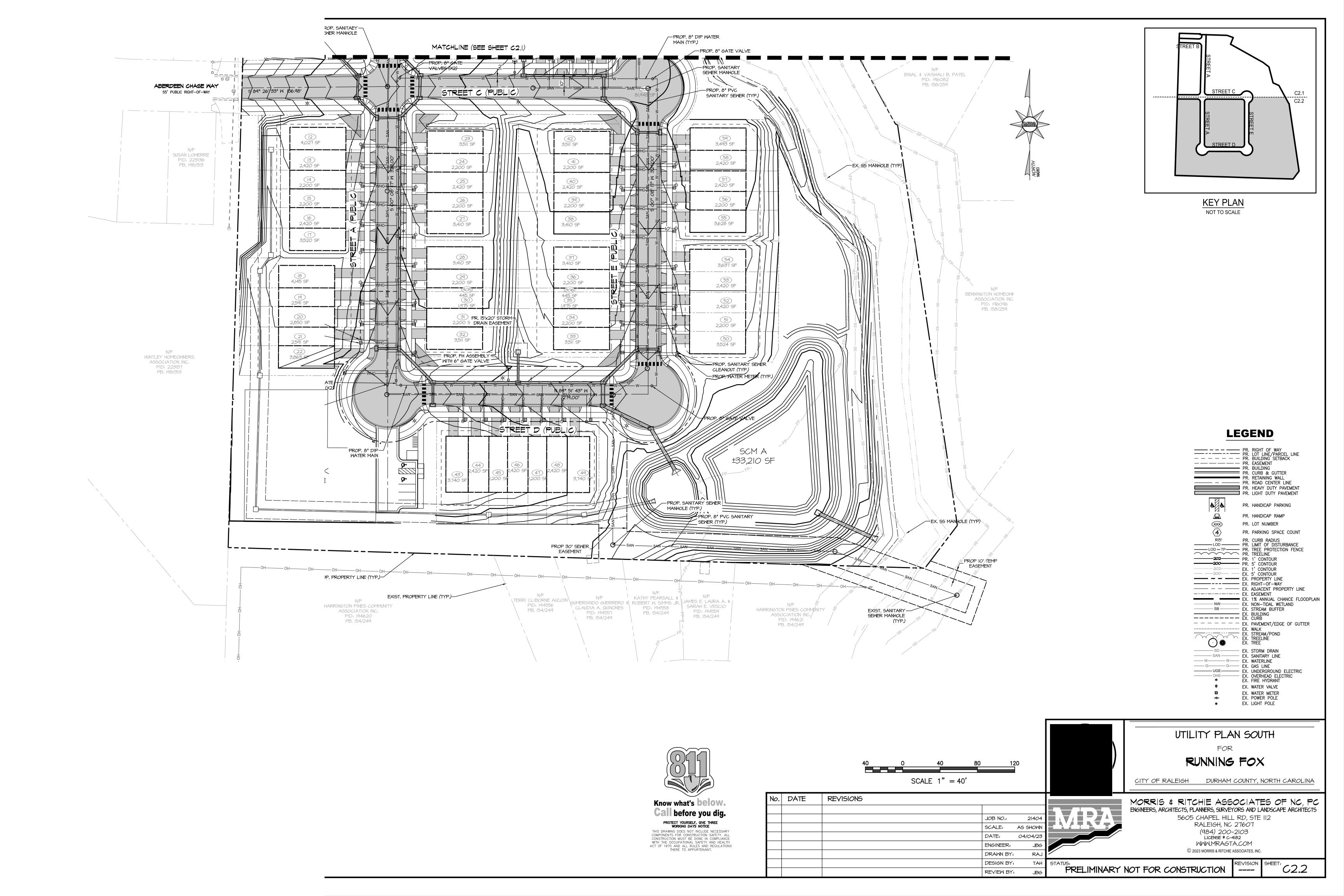
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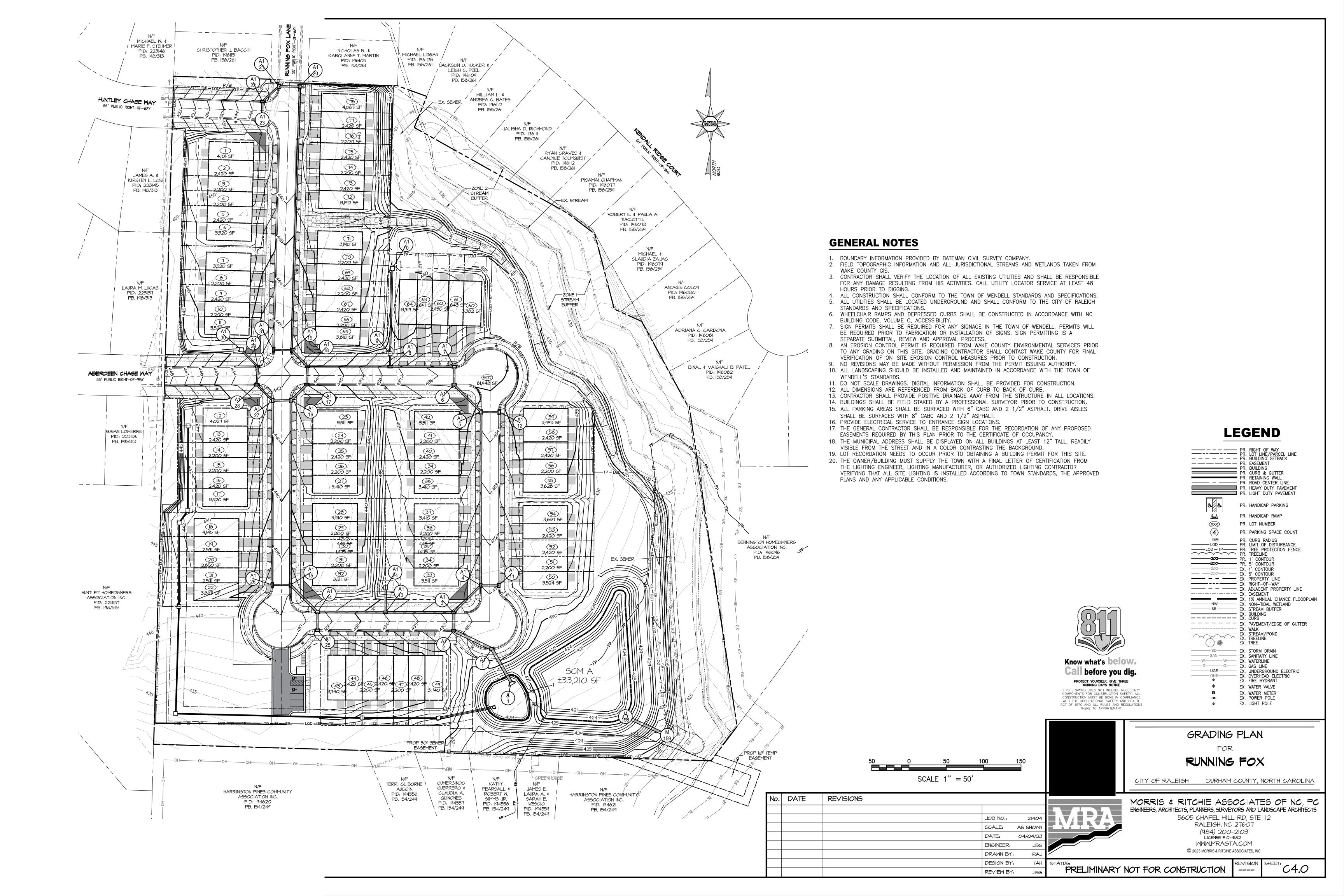


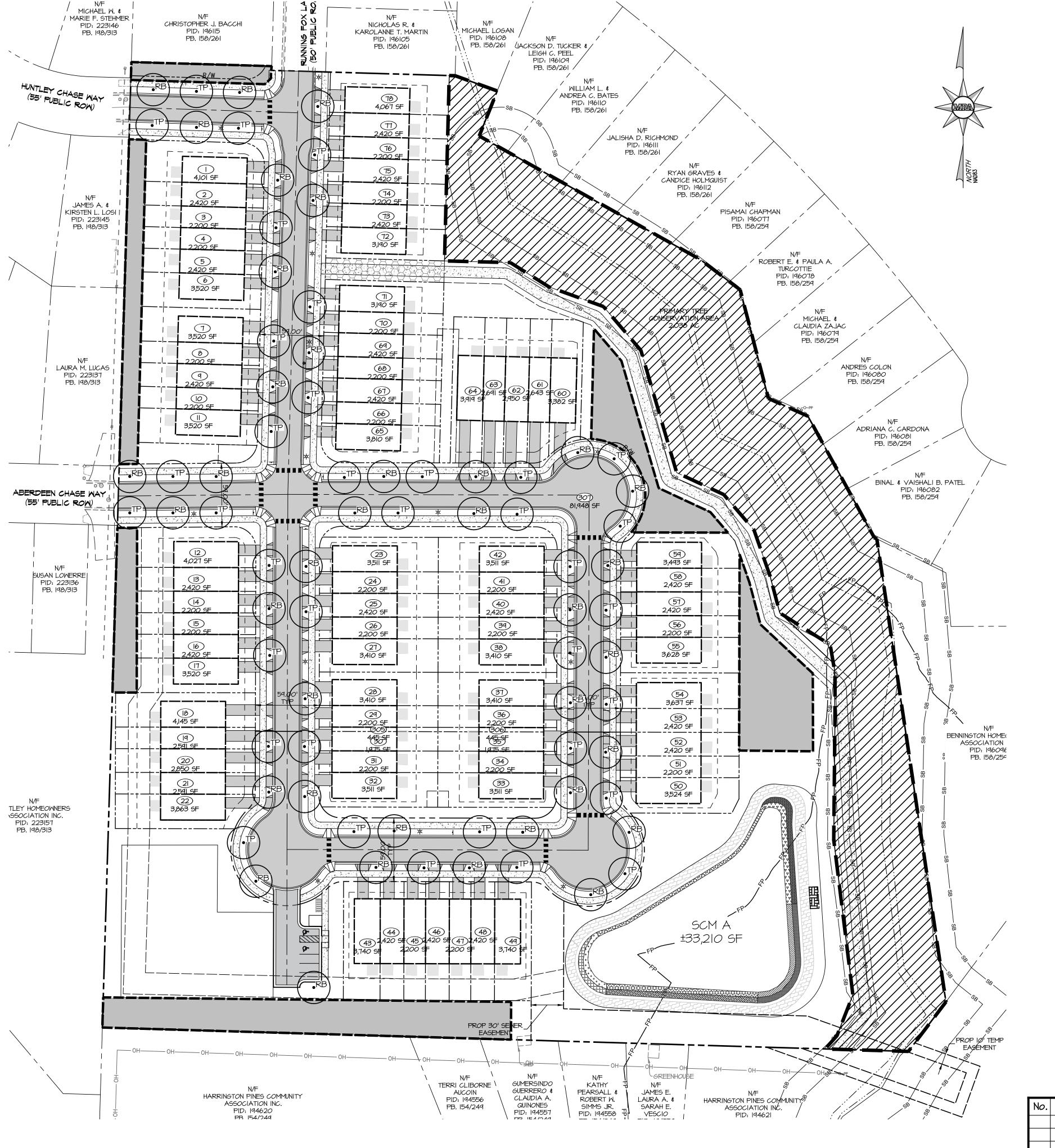
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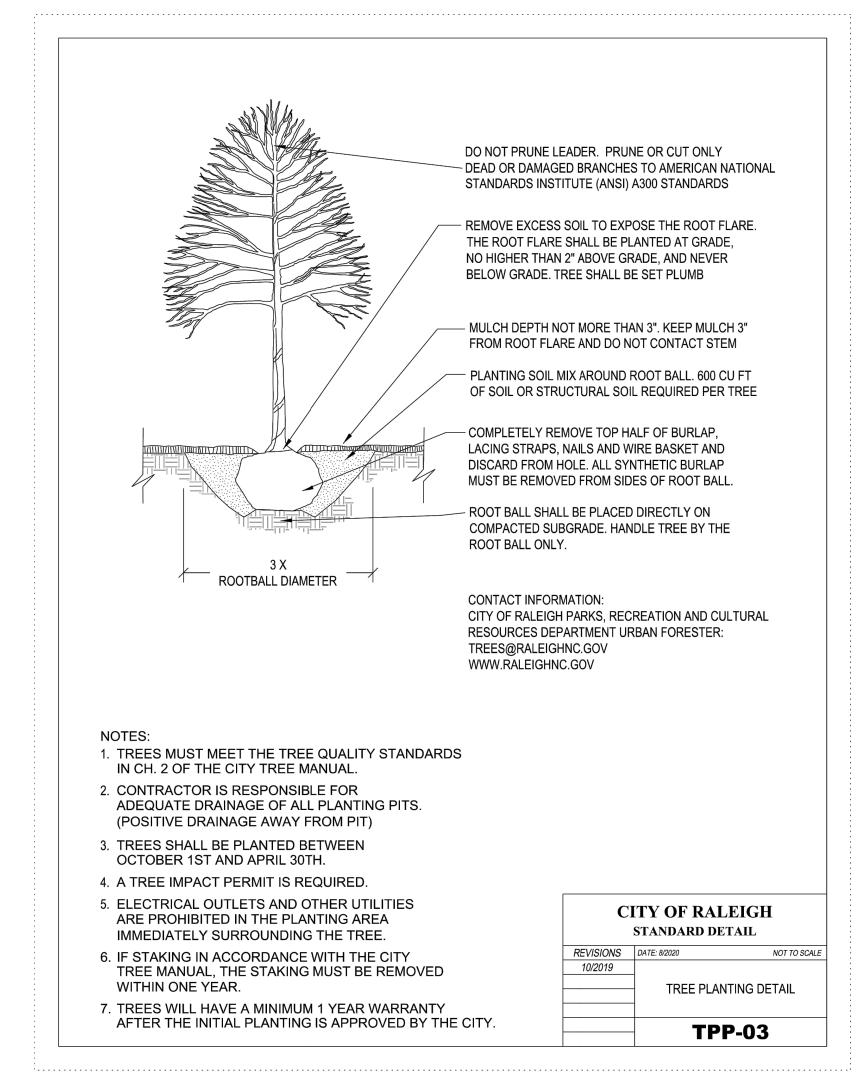
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SHADE TREE REQUIREMENTS NOTE: SHADE TREES ARE TO BE MINIMUM 3" CALIPER AND 10' TALL NEIGHBORHOOD YIELD STREET TREES CALCULATION: 1 TREE PER 40 LF AT 2,880 LF OF FRONTAGE = 72 TREES REQUIRED PROVIDED: 73 TREES BOTANICAL NAME COMMON NAME 3" CAL, 10' TALL B&B LIRIODENDRON TULIPFERA TULIP POPLAR "LITTLE VOLUNTEER" SHADE SHADE 3" CAL, 10' TALL B&B RB BETULA NIGRA RIVER BIRCH





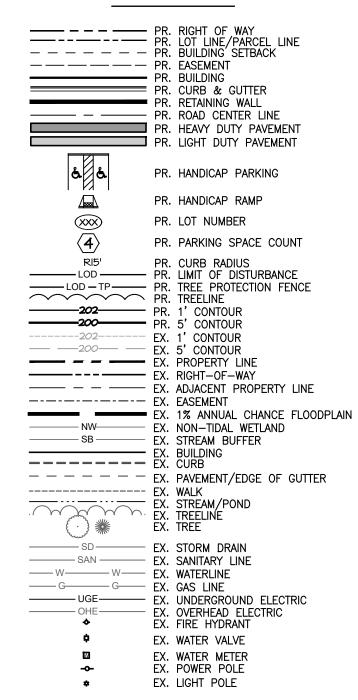
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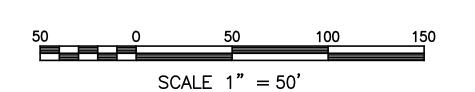
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WITH THE OCCUPATIONAL SAFETY AND HEALTH
ACT OF 1970 AND ALL RULES AND REGULATIONS
THERE TO APPURTENANT.

LEGEND



TREE CONSERVATION AREAS:

1. PRIMARY CONSERVATION AREA: 2.038 AC=19.66% (MIN REQUIRED 15%)
(GROSS PROJECT AREA-R.O.W. AREA)=NET AREA/TREE CONSERVATION AREA=% OF PROJECT TREE CONSERVATION
13.2ac - 2.68ac = 10.52ac / 2.068ac = 19.66%





LANDSCAPE PLAN

RUNNING FOX

CITY OF RALEIGH DURHAM COUNTY, NORTH CAROLINA

No.	DATE	REVISIONS			
			JOB NO.:	21404	<u> </u>
			SCALE:	AS SHOWN	
			DATE:	04/04/23	
			ENGINEER:	JBG	
			DRAWN BY:	RAJ	
			DESIGN BY:	TAH	STA
			REVIEW BY:	JBG	



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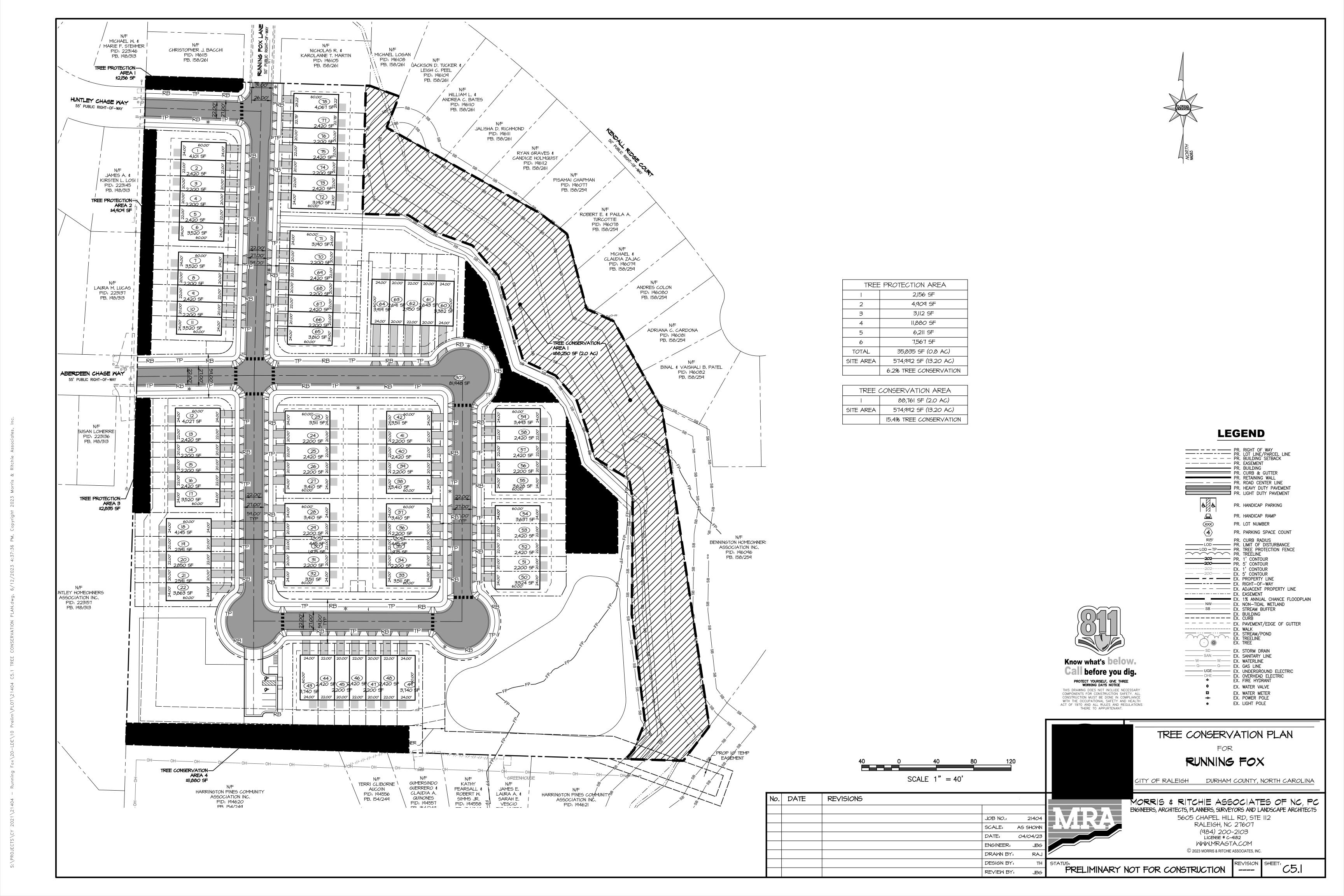
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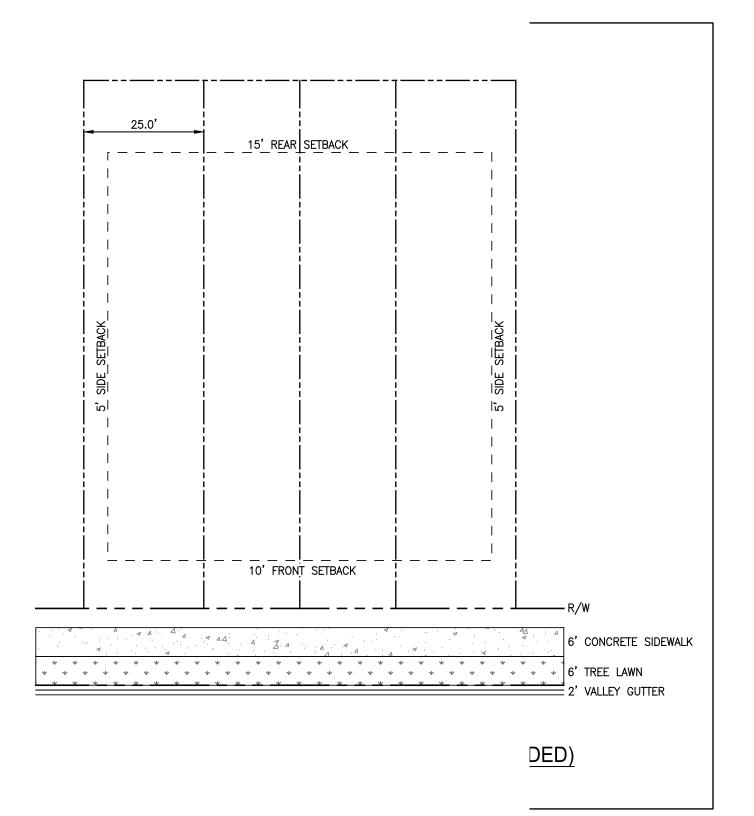
RALEIGH NC. 27607

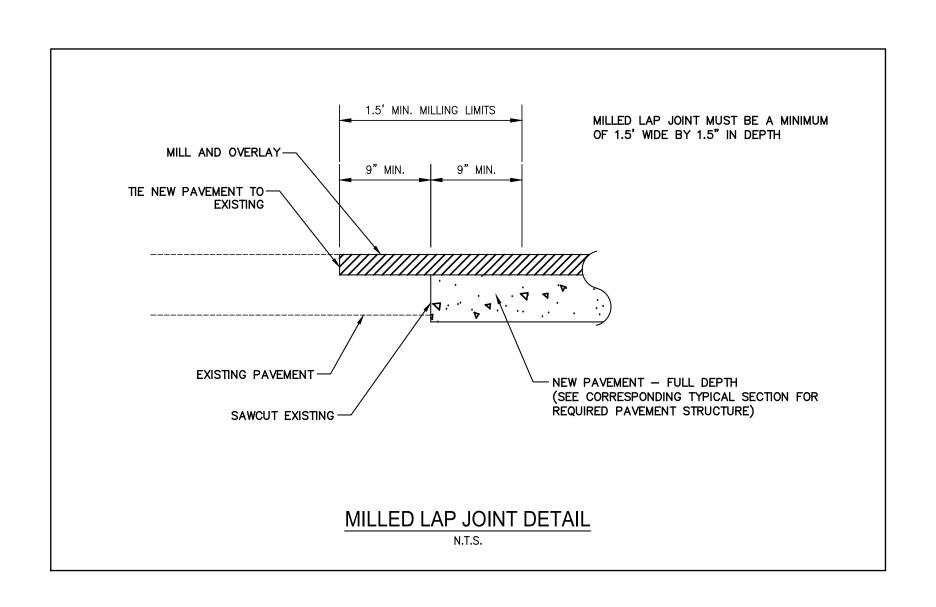
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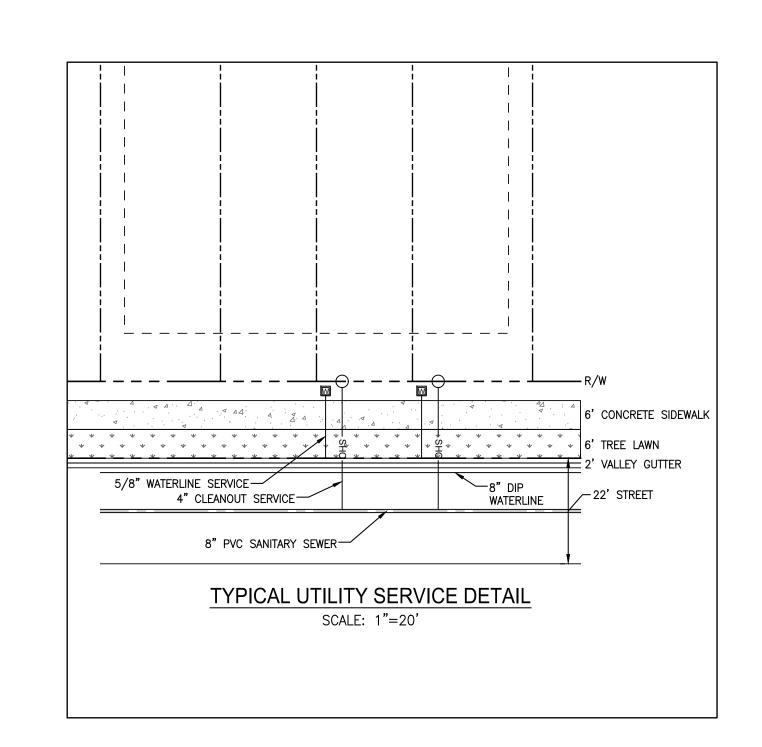
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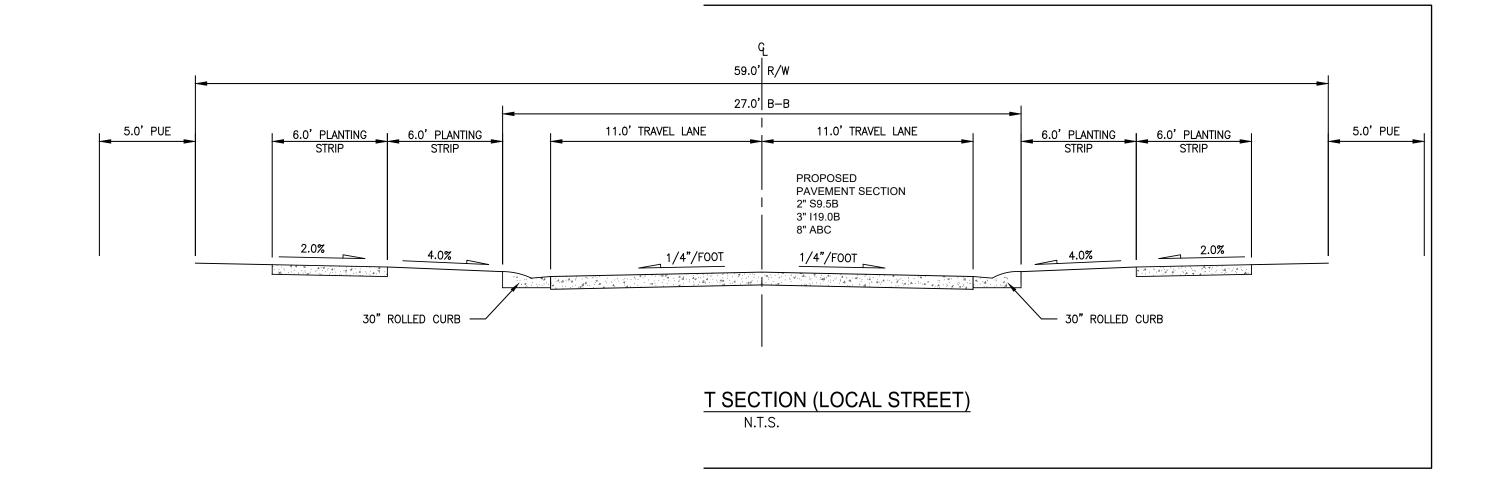
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PRELIMINARY PLAN
NOT FOR CONSTRUCTION



No.	DATE	REVISIONS			
			JOB NO.:	21404	l≣ :
			SCALE:	AS SHOWN	
			DATE:	04/04/23	
			ENGINEER:	JBG	
			DRAWN BY:	RAJ	
			DESIGN BY:	TH	STA
			REVIEW BY:	JBG	

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

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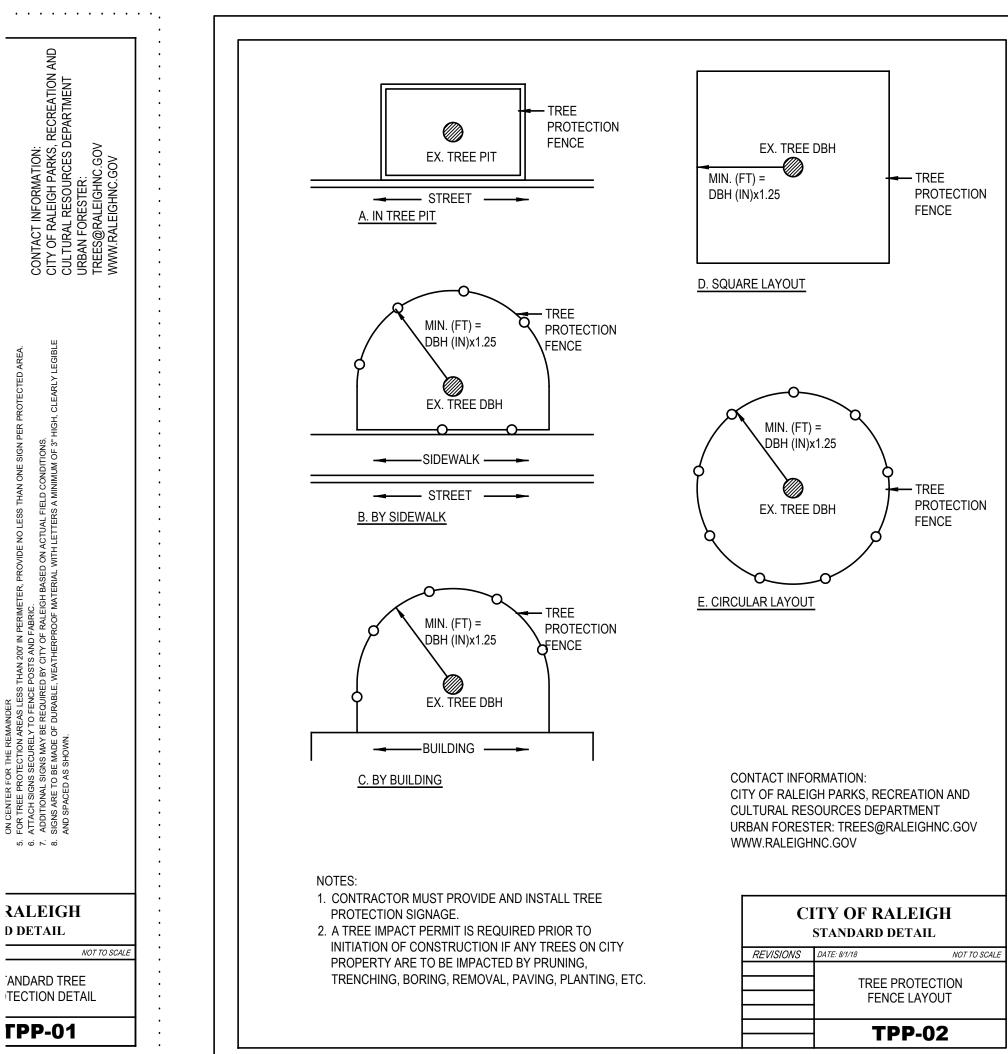
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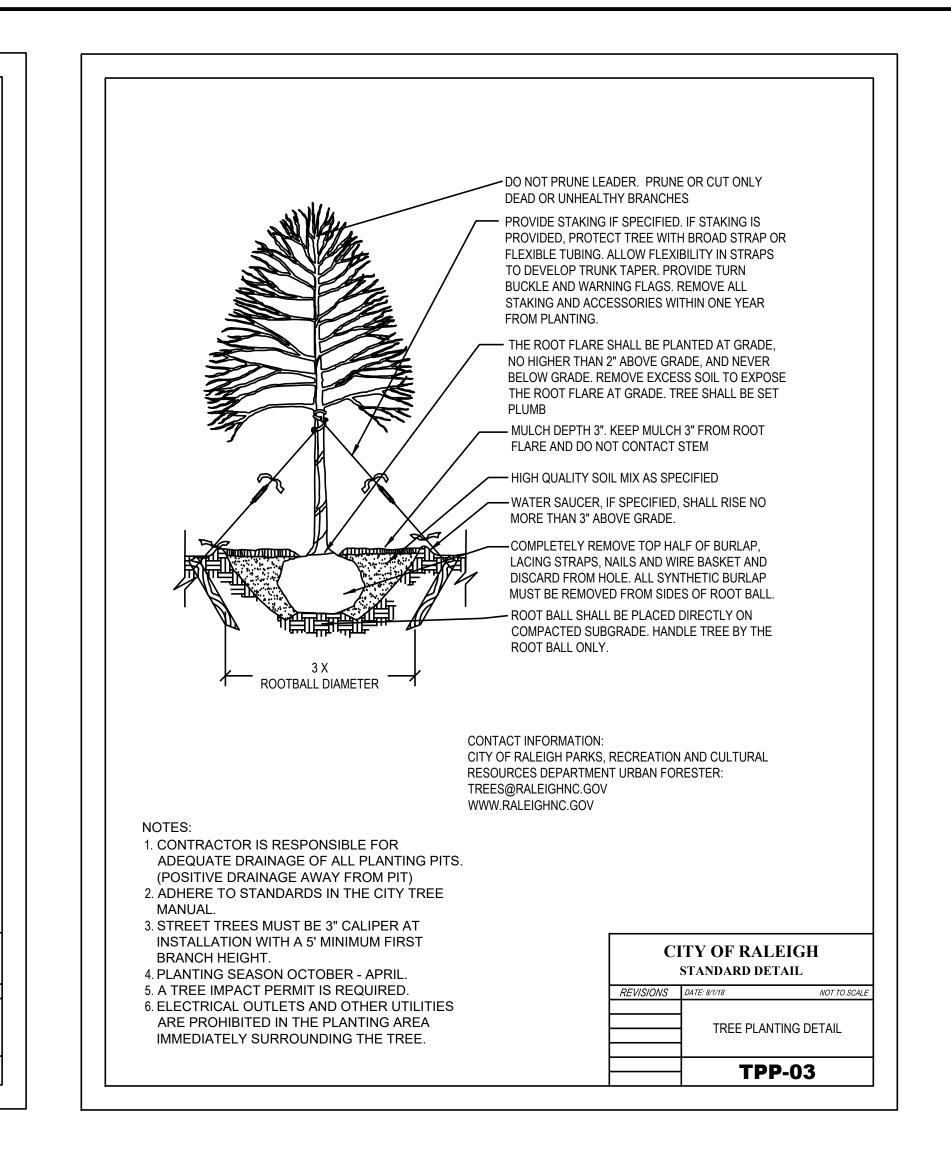
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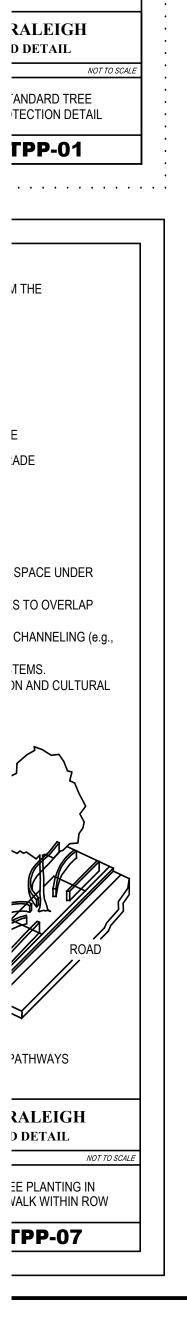
REVISION

SHEET:

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NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
- 2. ALL STREET TREES PLANTED ON THE PUBLIC RIGHT-OF-WAY SHALL BE PLANTED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE
- 3. A TREE IMPACT PERMIT IS REQUIRED TO PLANT STREET TREES ON THE PUBLIC RIGHT-OF-WAY PRIOR TO ISSUANCE OF BUILDING PERMITS.
- 4. VEGETATIVE SCREENING OF BOTH PONDS SHALL BE PROVIDED WITH
- LOCALLY-ADAPTED EVERGREEN SPECIES. 5. TREES, BUSHES, AND VEGETATION WITHIN THE PRIMARY TREE CONSERVATION AREA SHALL BE PROTECTED FROM REMOVAL DURING CONSTRUCTION. CONTRACTOR SHALL EXERCISE DILIGENCE TO REMOVE ONLY THE TREES, BUSHES, AND
- VEGETATION ESSENTIAL FOR CONSTRUCTION. 6. HIGH QUALITY STRUCTURAL SOIL SHALL BE USED UNDERNEATH DRIVEWAYS TO
- ACCOMPLISH THE MINIMUM 600 CUBIC FEET SOIL VOLUME REQUIREMENT. HVAC UNITS WILL BE GROUND-MOUNTED. SCREENING FOR HVAC UNITS WILL BE AS HIGH AS THE HIGHEST POINT OF THE EQUIPMENT BEING SCREENED AND SHALL CONSIST OF LANDSCAPING OR AN OPAQUE SCREEN COMPATIBLE WITH THE PHYSICAL BUILDING IN TERMS OF TEXTURE, QUALITY, MATERIAL AND COLOR.

PRELIMINARY PLAN NOT FOR CONSTRUCTION

REVIEW BY:



LANDSCAPE DETAILS

RUNNING FOX

CITY OF RALEIGH DURHAM COUNTY, NORTH CAROLINA

No. DATE REVISIONS JOB NO.: 21404 SCALE: AS SHOWN DATE: 04/04/23 ENGINEER: DRAWN BY: DESIGN BY:

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